CIL

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0021.0A

Z.A.P. DATE: June 5, 2012

SUBDIVISION NAME: Resubdivision of Lot 1 Lakeline Rivera Subdivision

AREA: 4.91

LOT(S): 2

OWNER/APPLICANT: Lakeline Market, LTR (Milo Burdette)

AGENT: Bury & Partners, Inc. (Jonathan Neslund)

ADDRESS OF SUBDIVISION: 2920-1/2 S Lakeline Blvd.

GRIDS: F40

COUNTY: Williamson

WATERSHED: Buttercup Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: GR-MU-CO

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Retail

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 1 Lakeline Riveria Subdivision. The proposed plat would resubdivide one (1) 4.91 acre lot into two (2) lots. It should be noted that a majority of this site is located in the City of Cedar Park. Per State Law staff has only reviewed the small portion of the site located in the City of Austin. The City of Cedar Park has reviewed the other portion of the site. The plat must be approved by both jurisdictions prior to recordation.

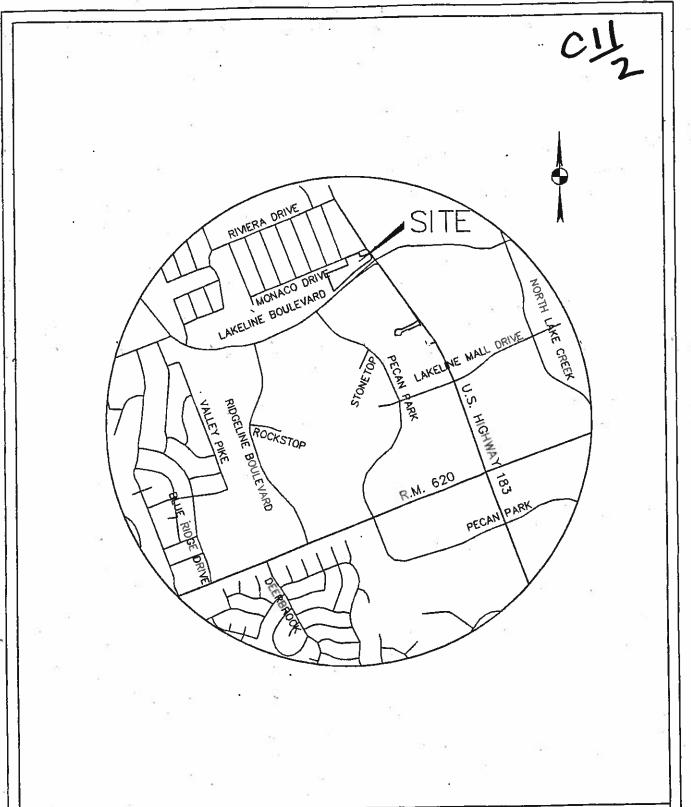
STAFF RECOMMENDATION: The staff recommends approval of the plat. The portion of the plat located in the City of Austin meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455



Bury+Partners 221 Vest Strib Street, Bulle 600		Street, Bulto 600	RESUBDIVISION OF LOT 1 LAKELINE RIVIERA SUBDIVISION	- VICINITY MAP
115	TRPE Registratio	1791 111 Pax (512)328—0325 o. Number F—1048 hns. OCopyright 2012		• .
DATE:	02/02/2012	SCALE: N.T.S.	DRAWN BY: BRB FILE G\100345\008\EXH\VICO1	PROJECT No.: 100345-10008

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5 A. CART JOH METERS, A DETANCE OF MALCO FEET TO A 1/2 MICH BICH BICH WITH CAP SET FOR AN AMOLE POINT MEEDON; SUMMERSTRAIL CORNECT OF SAME LOT 1728, FOR AN ANGLE POINT HOSCOP. DE, AGING THE SCHEPERY REPIT-OF-MAY LINE OF HOMACO COME, ROSAN THE MOST HOLEN LINE OF MAD LOFT, FOR THE MOST HOMBOURY LINE HOUST, THE FOLLOWING THO COLUMNS AND DESIANCES: MERTY AND, A ORTHANCE OF 179,92 FEST TO A 1/2 WICH MICH MICH FOR FOLIDS AT THE COMMON STANDOUTY COMMON OF MAIN LOT XXID AND LAW LOT XXIII, FOR AN AMERIC FORT HOMBOY. HERENOTY: A DESCHOOL OF 191-28 POIT TO A 1/2 SICH SICH DOD TOUGH AT THE COMMON SUMPRILY COMEST OF BAG LOT 3338 AND SAD LOT 3346, FOR AN ANDERSON FORT ASSECT: LAKELINE CONDOMINUMS
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DOCUMENT NO. 2005083939 9828 TOT 829B 889 19 330E TOP GROW AND THE PARTY OF THE P A LINE ALL CANADA 918 Lot **8** 19 RIVIERA SPRINCS RESUBDIVISION OF 101 101 ACRES OUT OF 2910 ACRES CAB. 8, 8LS. 290-292 339 HIMON LOT 1 986 3 \$ PRODUCT, ALCHO THE SOUTHERNY MEDIT-OF-THAY LANE OF LANGUAGE BOLLEGARD, ACHO THE SOUTHERN'S HAS OF THE LEFT I, FOR THE SOUTHERN'S LANE MEDICIFY, THE FOLLOWING PINE (S COURTED AND DETAILABLES. 성 ಕ WAREZ, ALDRE HE WESTERLY SERF-OF-WAY LINE OF U.S. HOWAY I.S. SERVE HE SAFTINAY LINE INTEREST, HE FELLOWING THE CLOTHERS AND DEFENDENCE. TOWER THE VERY AND THE PROPERTY OF THE PROPERT - The state of the \$47-21-47%, A DESENOR OF 277-25 FEET TO A 1/2 SICH BROW ROD FOUND FOR AN ANGLE PORTS. SECRETE OF TRACE TEXT TO A 1/A MON MAN MON FOUND FOR THE SENS OF SAN SANTY AND SANTY A SS-2370714, A COSTANCE OF SHOLE FREE TO A 1/2 WICH MICH MICH FOUND FINE THE POINT OF CURRANTHIES OF A CHEMIC TO THE LEFT; ASSYSTANCE, A DISTANCE OF \$1.12 FEST TO A CUT of FOLMO MI CONCRETE FOR THE POWER OF CUMPLEMBER OF A CUMPLE TO THE MENTS. B LAKELINE BOULEVARD 17897 SWINTERN, A DISTANCE OF THEM FEET TO A $1/2\,$ mich mich mich from Port am angle forth Alono sub care to be eight name a laction of bild of sup cells. A celling was eight, a man the sup of superior and a company of superior and superio SETTINFTS IN, A DESIGNACE OF SAME COMMERCIAL RETAIL TRACT OF, FOR AN ANGLE POINT SETTING TO PROPERTY AND ANGLE POINT SETTING TO PROPERTY A SEASONING, A RESUMPE OF ELIMA FEET TO THE PORT OF RETIREMENT, AND CONTINUES CASES (211.1720 SELAND, REET) OF LAND, MODE OR LEEK, WINSH THESE METER AND SCHOOLS. HERVALYS, A DESHACE OF 172-M FEET TO A 1/2 HOW HOW HOD WAY CAP SET HE RE-MEZERLY MOST -\$P-WEY USE OF U.S. HANNEY HOD (M.J.M., WHENS), ROUSE THE SUMBLASTICK CONSEST OF SAID (MT. | FINE THE WAST EASTERN HOS HOUSE) HERVOLY HOTHELAST CONSEST OF SAID (MT. | FINE THE WAST EASTERN HOST HANNEY HOTHELAST CONSEST HERRORY, THE RACKEL 200E BLOCK 'A' 3868 LOT 1, BLOCK "A"

LAKETINE RETAIL SUBDIVISION BECTION I

DOC. NO. 2012005781 LOT 1 LAKELINE RIVIERA SUBDIVISION SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS. 360 MONACO DRIVE (50 ROW) CARLO DE SERVICIO 2.287 ACRIES SHAPE OF SHAPE 2 101 COMMERCIAL RETAIL
TRACT '8' TRACT SEL BULLEVAND / US 183 0 PORT OF SCHOOLS CITY OF AUSTIN SFP-12-002 MO, OF GLOCKS: I MO, OF CUTS 2 MEW STREET IS NOW. MEW STREET IS NOW. SURVEYOR BURYY-PARTIEDS, MC. DYGHEDDIS BURYY-PARTIEDS, MC. DYGHEDDIS BURYY-PARTIERS, MC. BENCHAMBER 1/2 REMAY WIN OWNEY. RESUBDIVISION OF LOT 1
LAKELINE RIVIERA SUBDIVISION ACREAGE: 4.907 ACRES C8-2012-0021.0A SURVEY: RACHEL SAME SURVEY, ABS. HO. 551 1/7 BERLEY WIN CHAPSELL CAP FORMS, ATOPY MOTHER WIN CAP EXAMPLES OF HARM MAKEN AND AND FORM PARK BOLLEYARD, ALS FROM THE SEACH OF CURB, AND SOUTH OF A LIGHT THANKARD AND AZZ DECTRIC MARKELS.

ELECTRIC MARKELS. 221 Feel Stell Broad, delse god Landin, Tunn 19791 Tel. (142)281—1011 Fee Section—1226 Degréforiemen, has d'Copyright 1842 **Bury+Partners**